





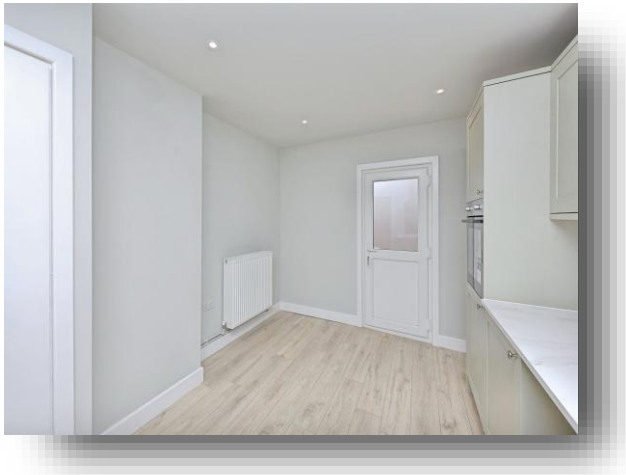
Priory Place, Sporle, PE32 2DT

william
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welcome to

Priory Place, Sporle

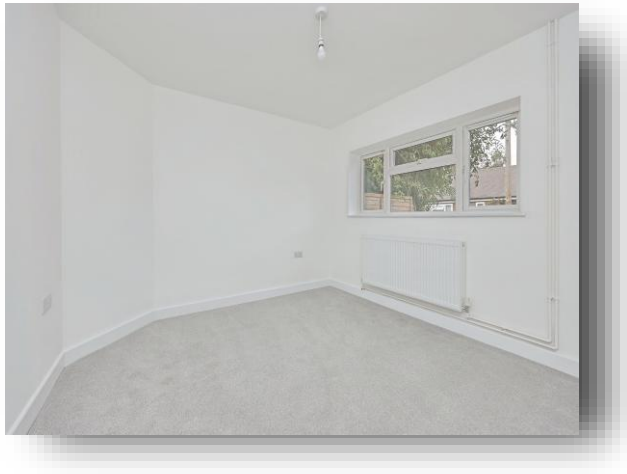
>> NO ONWARD CHAIN! A recently refurbished 2 bedroom semi-detached bungalow, occupying a pleasant non-estate setting in the heart of this highly-regarded village. This beautifully presented bungalow has undergone an extensive programme of improvement, making internal viewing essential!

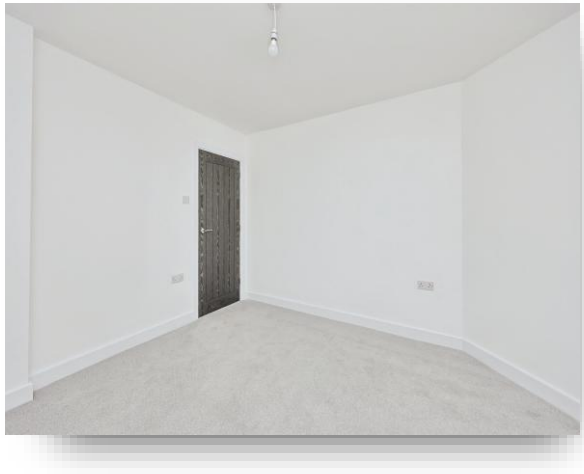












Accommodation:
Recess porch with part glazed entrance door opening to:

Entrance Hall
Radiator, loft access, internal doors opening to all rooms.

Lounge
Radiator, wood effect flooring, television point, telephone point, UPVC double glazed window to the front aspect.

Kitchen
Newly installed kitchen providing a range of wall and floor mounted fitted Shaker style units with work surfaces over, inset stainless steel sink and drainer with mixer tap and upstands, built-in eye-level electric oven and hob with cooker hood over, space and plumbing for a washing machine or dishwasher, space for free-standing fridge-freezer, radiator, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the side aspect.

Bedroom 1
Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 2
Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bathroom
Newly installed bathroom suite comprising close coupled w.c, vanity hand wash basin with storage unit under, panelled bath with shower screen and mains connected shower over, tiled flooring and part tiled walls, UPVC double glazed window to the rear aspect.

Outside
To the front of the property, there is a low maintenance gravelled garden and concreted driveway to the side providing off-road parking, a pathway leading to the main entrance door..

The rear garden is mainly laid to lawn with a gravelled seating area and retaining fencing to the boundary.

Location
Sporle is a village located approximately 3.5 miles from the historic market town of Swaffham and less than 30 miles from the city of Norwich, providing a direct rail link to London. Conveniently situated for access onto the A47, Sporle is well-served, having its own public house, The King Charles III, primary school, Parish Church and convenience store, which also operates as a Post Office.

Council Tax Band
This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Priory Place, Sporle

- Recently refurbished 2 bedroom semi-detached bungalow
- Presented in excellent order throughout
- Newly installed kitchen, bathroom and flooring
- UPVC double glazed windows and air source central heating
- Driveway off-road parking

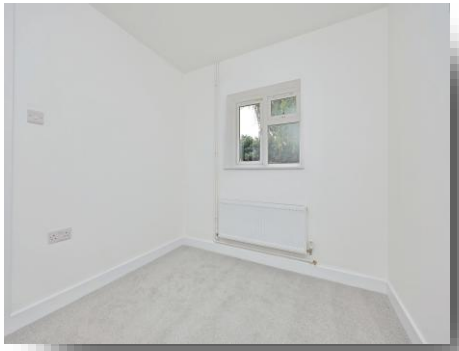
Tenure: Freehold EPC Rating: D
Council Tax Band: A

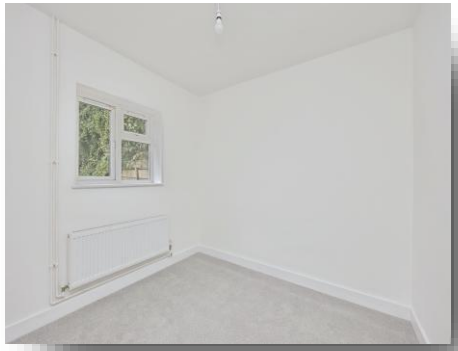
directions to this property:

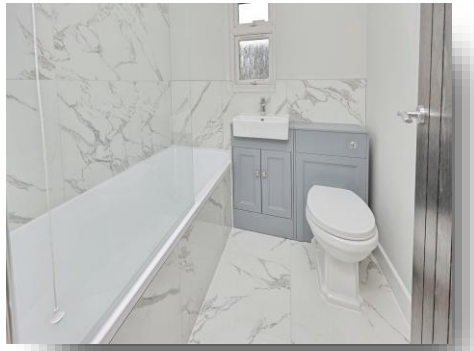
From our Swaffham office continue straight over the traffic lights onto Norwich Road and continue until reaching McDonalds roundabout at the A47. Turn right towards Norwich and then take a turning left where directed to Sporle. Continue along this road and on entering the village continue past the shop and take a right turn into Priory Place where the property can be found on the right hand side clearly marked by our For Sale board.

offers in excess of

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111295

The Property Ombudsman

Property Ref:
SFM111295 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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